DFW PICS • FARMERS BRANCH CITY GUIDE

Farmers Branch, Texas: 2026 City Guide, Real Estate Market, DART, Mercer Crossing & Redevelopment

Farmers Branch is one of the most strategically located inner-ring cities in North Texas: only about 11.9 square miles, an estimated **38,320 residents**, direct DART Green Line service, immediate access to I-35E and I-635, a large renter population, Mercer Crossing's newer housing, a growing arts-and-culture district, and an active redevelopment strategy around its rail station and aging residential stock.

Explore Farmers Branch Real Estate | **See Redevelopment & Mercer Crossing** | **Download Printable PDF**

Research update: October 14, 2026 • September is the latest completed housing-market month. Exact YTD closed-sale totals should be verified in NTREIS before client publication.

38,320
U.S. Census Bureau population estimate, July 1, 2025

7.7%
Population growth from the April 2020 estimate base

$434,812
Realtor.com median sold price, September 2026

81
Redfin homes sold in September 2026

NAVIGATE THE GUIDE

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Print or share: Download the print-friendly Farmers Branch City Guide PDF.

CITY SNAPSHOT

Farmers Branch at a Glance

Farmers Branch sits just north of Dallas and immediately west of Addison, with I-35E, I-635 and DART rail providing unusually strong regional access. Unlike newer outer suburbs, it combines postwar single-family neighborhoods with large apartment concentrations, industrial employment, infill, townhomes and newer master-planned housing.

Measure	Latest cited figure	Why it matters
Population estimate	38,320 (July 1, 2025)	Up 7.7% from the April 2020 estimate base.
2020 Census population	35,991	Shows meaningful growth despite limited land area.
Land area	11.88 square miles	Growth increasingly depends on redevelopment and density.
Owner-occupied housing rate	42.4%	A renter-heavy housing structure compared with many suburban DFW cities.

Measure	Latest cited figure	Why it matters
Median owner-occupied value	$364,600	ACS benchmark, not a live 2026 sold-price statistic.
Median household income	$91,186	2020-2024 ACS in 2024 dollars.
Bachelor's degree or higher	52.8%	High educational attainment supports professional employment demand.
Foreign-born population	29.0%	Reflects a highly international community.
Language other than English at home	45.8%	Relevant to community services and real-estate communication.
Median gross rent	$1,864	ACS benchmark for a market with significant multifamily inventory.
Mean commute	21.6 minutes	Central location provides relatively short access to multiple job centers.

Source: **U.S. Census Bureau QuickFacts - Farmers Branch**.

THE HOUSING MIX EXPLAINS THE MARKET

Farmers Branch Is Not a Typical Suburban Housing Market

Only 42.4% of Farmers Branch housing is owner occupied. That means citywide real-estate conditions are shaped by a much larger apartment and renter population than in communities such as Coppell, Southlake or many outer-ring suburbs.

Postwar resale neighborhoods

Large parts of Farmers Branch contain established mid-century and late-twentieth-century homes where renovation quality and major systems can dominate pricing.

Newer Mercer Crossing product

Townhomes, single-family homes, condos and apartment communities create a newer competitive set in the northwest/east-central growth corridor.

Transit-oriented rental demand

DART Green Line access, central Dallas employment and Addison proximity support apartment demand near the station and major corridors.

Real-estate implication: a citywide median can mix older detached houses, new townhomes, condos and investor-heavy property types. Use neighborhood and property-type filters before drawing conclusions about value.

A CITY WITH DEEPER ROOTS THAN MOST DFW SUBURBS

From Mustang Branch to Farmers Branch

Farmers Branch has roots in nineteenth-century North Texas agriculture, transportation and settlement. Its historical identity remains visible in the 27-acre Farmers Branch Historical Park and in today's Mustang Station district.

Early settlement: The area developed as a farming community near the Elm Fork of the Trinity River.

Mustang Branch: The community was historically associated with the name Mustang Branch, tied to Mustang grapes once common in the region.

Railroad era: Rail connections helped shape the original town center and remain part of today's DART-oriented redevelopment strategy.

Postwar suburbanization: Farmers Branch developed rapidly with single-family neighborhoods and industrial/employment areas as Dallas expanded north.

Modern redevelopment: DART, Mercer Crossing, form-based planning and infill now drive the next generation of urban change.

The Farmers Branch Historical Park contains buildings and exhibits from roughly the **1840-1940 period**, including a railroad depot, schoolhouse, general store, caboose and historic residences.

Farmers Branch Historical Park • Mustang Station history

HOUSING MARKET

Farmers Branch Real Estate Market: September 2026

Farmers Branch entered fall 2026 with modest price growth in some datasets but meaningful negotiating room. Redfin reports a rolling three-month median sale price of **$410,305**, **81 homes sold in September**, **45 median days on market** and a **96.7% sale-to-list ratio**.

Realtor.com reports a **$460,000 median listing price**, **$434,812 median sold price**, **142 active listings** and **52 median days on market** in September. Zillow's typical-home-value measure was **$374,473**, up 1.2% year over year.

Price drops remain common

Redfin reports 41.3% of listings with price reductions. Buyers are discriminating between renovated and dated inventory.

Most sales close below asking

Zillow reports 74.4% of August sales under list price; Redfin's 96.7% sale-to-list ratio points in the same direction.

Values are not moving uniformly

Newer Mercer-area product, renovated ranch homes, townhomes and older investor-grade homes can move differently even within the same month.

Rent competition matters

Zillow's September average rent was about $1,663, making rental alternatives relevant for first-time buyers and relocating professionals.

Redfin Farmers Branch market • Realtor.com Farmers Branch market • Zillow Farmers Branch home values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

September is the latest completed month. Redfin reports **81 homes sold in September 2026**, down 18.7% from a year earlier. Public consumer portals do not expose a clean, consistent Jan. 1-through-Sept. 30 closed-sales total using identical methodology, so this guide does not manufacture a year-to-date number.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	81 homes sold	$410,305 rolling 3-month median	Redfin current city tracker.
September 2026	142 active listings	$434,812 median sold	Realtor.com current completed-month summary.
September month-end	132 for-sale listings	$374,473 typical home value	Zillow inventory + ZHVI; not a sold-price median.
August 2026	—	$461,833 Zillow median sale price	Separate Zillow sale-price series; do not merge with ZHVI.

For an exact YTD total: run NTREIS with Farmers Branch city boundaries, closed status, Jan. 1 through Sept. 30, 2026, and consistent property-type filters. This is especially important because attached housing and investor activity can distort broad portal counts.

NTREIS.

MICRO-MARKETS

Farmers Branch Housing Submarkets

Mercer Crossing

Newer single-family homes, townhomes, condos and apartments around lakes and planned amenities. Compare builder-era product separately from older Farmers Branch homes.

Brookhaven / west side

Established neighborhoods near Brookhaven Country Club and Addison. Renovation quality, lot placement and club/golf adjacency can create large value spreads.

Valley View / central neighborhoods

Postwar ranch homes and rebuild opportunities make lot value, foundation condition and renovation history especially important.

Station / Mustang area

Townhomes, apartments and mixed-use development near the DART Green Line produce a more urban, transit-oriented competitive set.

East of I-35E

Industrial, commercial and residential uses overlap more strongly, so zoning, truck routes and future redevelopment need additional attention.

Condos & attached housing

HOA dues, insurance, reserves, rental restrictions and maintenance responsibilities can materially change the total cost of ownership.

BUYER & RELOCATION DUE DILIGENCE

What Farmers Branch Buyers Should Verify

- **Property age and systems:** many detached homes are older; inspect foundation, sewer line, cast-iron plumbing where applicable, electrical, roof, HVAC, insulation and windows.

- **DART proximity:** rail access is valuable, but homes near tracks should be evaluated for crossings, train activity and station traffic.
- **Redevelopment plans:** use the Station Area Master Plan, IH-35E Corridor Vision Study and City Project Dashboard for nearby changes.
- **School assignment:** verify the exact Carrollton-Farmers Branch ISD campus; do not rely on a mailing address alone.
- **Flood/drainage:** Trinity River, creeks and older drainage systems make address-level flood and drainage review important.
- **HOA / attached-housing costs:** townhome and condo buyers should inspect reserves, insurance, maintenance responsibilities and rental rules.
- **Commercial adjacency:** some neighborhoods sit close to warehouses, office campuses and industrial corridors.
- **Rebuild potential:** older homes on desirable lots may have economic value as renovation or demo/rebuild candidates.

SELLER STRATEGY

How Farmers Branch Sellers Can Compete in 2026

Document the expensive work

Foundation, plumbing, sewer, HVAC, roof, electrical and window upgrades often matter more than cosmetic staging in older homes.

Know your competition

A renovated 1960s detached home may compete with a newer Mercer Crossing townhome on monthly payment and maintenance, even if the products look very different.

Market connectivity

DART, Addison proximity, I-35E, LBJ, parks and central Dallas access are location advantages that should be shown visually and explained clearly.

DFW Pics listing-media opportunity: Farmers Branch listings benefit from media that explains renovation, lot context, transit access and neighborhood amenities. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

DEVELOPMENT PIPELINE

Mercer Crossing & the Shift Toward Mixed-Use Growth

Farmers Branch has limited undeveloped land, so major projects increasingly combine residential density with commercial, hospitality, parks and infrastructure. Mercer Crossing is the clearest example of that transition.

Master-planned growth

Mercer Crossing

Mercer Crossing is a roughly **370-acre** master-planned community combining single-family homes, townhomes, villas, condos and multifamily with commercial space, lakes and amenity centers. The master plan has included approximately 180,000 square feet of commercial space and a large multifamily component.

Mercer Crossing master plan

Public-space investment

Mercer Park

The City maintains a dedicated Mercer Park project page with construction updates, reflecting public investment intended to support the growing Mercer-area residential base.

City Mercer Park project

Regional sports

Brookhaven / Pickleball World Championships

Brookhaven Country Club is scheduled to host the 2026 Pickleball World Championships from October 30 through November 8, adding another regional visitor draw to the city.

City event listing

Long-range strategy

Farmers Branch 2045

The City's 2045 Plan, Station Area Master Plan, Four Corners report and IH-35E Corridor Vision Study guide redevelopment as the city becomes denser and more infill-oriented.

Current long-range plans

A UNIQUELY FARMERS BRANCH HOUSING POLICY

Demo/Rebuild Program: Encouraging New Homes on Old Lots

Farmers Branch operates a **Demo/Rebuild Program** designed to encourage replacement of aging homes with new construction. Eligible projects can receive a four-year City property-tax incentive equal to 100% of the

difference between City property tax paid on the new improvement value and the pre-demolition improvement value.

> **Why this matters to real estate:** the program can change the economics of older lots. In desirable established neighborhoods, buyers may value a property based partly on land and redevelopment potential rather than only the condition of the existing structure.

City Demo/Rebuild Program.

TRANSIT-ORIENTED REDEVELOPMENT

DART Station Area + I-35E Corridor

Farmers Branch Station is on DART's Green Line at 12800 Denton Drive, near City Hall, the Historical Park and Children's Health StarCenter. The City's **Station Area Master Plan covers 144 acres** surrounding the station and is designed around a live/work/play vision.

The related IH-35E Corridor Vision Study extends the redevelopment concept west of the freeway and calls for mixed-use development, public-space improvements, commercial activity and multifamily housing in strategic target areas.

DART Green Line

Direct rail access toward Downtown Dallas, Carrollton and the broader DART system.

GoLink + buses

The station includes bus connections and on-demand GoLink service, expanding first/last-mile options.

Redevelopment value

Property near the station should be evaluated not just for current uses, but for form-based zoning, future density and public improvements.

DART Farmers Branch Station • Station Area Master Plan • IH-35E Corridor Vision Study

A NEW CULTURAL IDENTITY

Mustang Station Arts & Culture District

Farmers Branch has formally branded the area around the Historical Park and DART station as the **Mustang Station Arts & Culture District**. The district includes The Firehouse Theatre, The Shops at Mustang Station, Mustang Station Apartments, the Historical Park, Rose Gardens, The Grove, Dallas Christian College and Joya at Oran Good Park.

Why it matters: this is more than city branding. A walkable arts district can strengthen nearby residential demand, support restaurants and entertainment, and help the DART station area evolve into a recognizable center rather than simply a commuter stop.

Mustang Station Arts & Culture District.

EMPLOYMENT & ADVANCED MANUFACTURING

Business Growth Beyond Traditional Office Space

Farmers Branch's economic-development strategy benefits from its central location between Dallas, Addison, Carrollton and DFW Airport corridors. In 2026, FormFactor - a global semiconductor test-and-measurement technology company - began site work and equipment installation for a new advanced-manufacturing facility in Farmers Branch. The City described the project as one of the most important economic-development wins in its history and expects hundreds of skilled jobs.

Semiconductor technology

FormFactor adds a higher-skill advanced-manufacturing component to Farmers Branch's established commercial and industrial base.

Addison adjacency

Residents can access one of North Dallas' strongest office, restaurant and aviation employment nodes without living inside Addison.

Central freeway access

I-35E and LBJ place Farmers Branch at the intersection of major north-south and east-west employment corridors.

Farmers Branch Economic Development • Business & Development

EDUCATION

Carrollton-Farmers Branch ISD: 2026 Accountability

Carrollton-Farmers Branch ISD earned a **B rating with a score of 81** in the 2026 Texas accountability system. Campus performance varies, with several elementary schools earning A ratings and Creekview High School earning a 93/A.

Buyer rule: verify the exact assigned campus for the property. City boundaries, ZIP codes and school-district attendance zones do not always align neatly.

CFBISD 2026 Accountability Ratings • Texas Education Agency accountability resources

CITY IN A PARK

Parks, Trails, Joya & the Trinity River

Farmers Branch Markets Itself as a "City in a Park"

The city has more than 30 parks, rose gardens, community gardens, sports facilities, trails and a 104-acre nature preserve along the Elm Fork of the Trinity River.

Joya at Oran Good Park

A signature playground with glow-in-the-dark features that extend usability into evening hours.

John F. Burke Nature Preserve

A 104-acre preserve protecting upland forest and wetland habitat along the Elm Fork.

Historical Park

A 27-acre cultural landscape combining historic buildings, gardens, event space and educational programming.

Rose Gardens

Formal public gardens are part of Farmers Branch's long-running identity as a landscaped inner-ring suburb.

Trinity River Paddle Trail

A National Recreational Trail segment runs along the river and near the nature preserve.

The Branch Connection

The City's dedicated 50+ center provides recreation, fitness, social events and rental space for older adults.

Parks & Trails • Trail network • The Branch Connection

OWNERSHIP COST

Farmers Branch Property Taxes: FY 2026-27

The City's FY 2026-27 budget was built on maintaining the existing municipal property-tax rate of **$0.5435 per $100 of taxable value**. During the 2026 truth-in-taxation process, City officials publicly stated that the budgeted rate remained unchanged, even though rising taxable values increase total property-tax revenue.

> **Important distinction:** an unchanged tax rate does not guarantee an unchanged tax bill. Appraised value, exemptions and the rates of school, county and other taxing entities determine the final property-specific amount.

City budget and tax-rate notices • FY 2026-27 property-tax revenue documentation • Dallas Central Appraisal District

2027 OUTLOOK

What to Watch in Farmers Branch Real Estate in 2027

Farmers Branch's next phase is likely to be driven by **redevelopment, transit-oriented density, aging-home reinvestment and employment growth** rather than outward suburban expansion.

Station-area density

More mixed-use and residential projects near DART would reinforce a walkable urban center around Mustang Station.

Mercer Crossing buildout

Remaining commercial, park and multifamily components can continue changing the housing and retail mix in the city's northwest/east-central sector.

Demo/rebuild accelerates lot-value thinking

As older homes age, some properties may be evaluated increasingly as redevelopment opportunities rather than conventional resales.

Advanced manufacturing jobs

FormFactor's facility can add skilled employment demand and diversify the business base beyond traditional distribution and office uses.

I-35E corridor redevelopment

Long-range planning encourages higher-value mixed uses and better public space along one of the city's most visible corridors.

Mortgage rates remain the near-term variable

The Texas Real Estate Research Center's statewide baseline through summer 2027 anticipates mortgage rates broadly in the 6%-7% range.

Farmers Branch long-range plans • Texas Real Estate Research Center forecast

BOOKMARK THESE

Farmers Branch Official & Approved Resource Directory

City of Farmers Branch
Government, services, projects and news

Development Guidance
Opportunity areas, zoning, GIS and projects

Economic Development
Business and redevelopment resources

Current Long-Range Plans
2045 plan, station area and I-35E corridor

Station Area Master Plan
Transit-oriented development plan

Mustang Station Arts District
Arts and culture district information

Farmers Branch Historical Park
History, buildings and events

DART Farmers Branch Station
Green Line and local connections

CFBISD
School-district resources

Dallas Central Appraisal District
Property appraisal records

Dallas County Tax Office
Property-tax information

Farmers Branch Parks & Trails
Parks and nature resources

NTREIS
Professional North Texas MLS data

Redfin Farmers Branch
Allowed housing-market source

Realtor.com Farmers Branch
Allowed housing-market source

Zillow Farmers Branch
Allowed home-value source

Homes.com Farmers Branch
Allowed consumer real-estate source

Texas Real Estate Research Center
University housing research

FREQUENTLY ASKED QUESTIONS

Farmers Branch, Texas FAQ

How many people live in Farmers Branch, Texas?

The U.S. Census Bureau estimated Farmers Branch at 38,320 residents on July 1, 2025.

How fast is Farmers Branch growing?

The Census Bureau estimates Farmers Branch grew 7.7% from the April 2020 estimate base to July 2025.

What is the Farmers Branch median home price in 2026?

Realtor.com reports a September 2026 median sold price of $434,812, while Redfin reports a rolling three-month median sale price of $410,305. The sources use different methodologies.

How many homes sold in Farmers Branch in September 2026?

Redfin reports 81 homes sold in September 2026.

How many homes sold in Farmers Branch this year?

Public consumer portals do not provide a clean, consistent Jan. 1-through-Sept. 30 total under one methodology. Agents should use NTREIS for a precise year-to-date closed-sales count.

Is Farmers Branch a buyer's market?

Realtor.com characterizes Farmers Branch as a buyer's market in September 2026, while Redfin calls it somewhat competitive. Buyers generally have more negotiating leverage than during the pandemic-era market.

What is Mercer Crossing?

Mercer Crossing is a roughly 370-acre master-planned community combining newer single-family homes, townhomes, condos, multifamily, lakes, commercial space and community amenities.

Does Farmers Branch have DART rail?

Yes. Farmers Branch Station is on the DART Green Line and also offers bus and GoLink connections.

What is the Station Area Master Plan?

The plan addresses approximately 144 acres around Farmers Branch Station and promotes a more walkable live/work/play district with mixed-use development.

What is the Mustang Station Arts & Culture District?

It is a City-designated cultural district around the Historical Park and DART station that includes The Firehouse Theatre, Mustang Station developments, the Rose Gardens, The Grove, Dallas Christian College and Joya at Oran Good Park.

What is the Farmers Branch Demo/Rebuild Program?

The program encourages replacement of older houses with new homes and can provide a four-year City property-tax incentive based on the increase in improvement value after rebuilding.

What is Farmers Branch's city property-tax rate?

The City's FY 2026-27 budget was developed using a municipal rate of $0.5435 per $100 of taxable value, maintaining the prior rate.

What school district serves Farmers Branch?

Much of Farmers Branch is served by Carrollton-Farmers Branch ISD, which earned a B rating with a score of 81 in the 2026 Texas accountability system. Buyers should verify exact school assignment by address.

How much park space does Farmers Branch have?

The City promotes more than 30 parks, a 104-acre nature preserve, rose gardens, sports facilities and an extensive trail system.

What is Joya at Oran Good Park?

Joya is a signature playground at Oran Good Park featuring glow-in-the-dark elements designed to extend play into evening hours.

What major employer development is happening in Farmers Branch?

FormFactor, a semiconductor test-and-measurement technology company, began work on a new advanced-manufacturing facility that the City expects to create hundreds of skilled jobs.

What should buyers inspect in older Farmers Branch homes?

Foundation, sewer line, plumbing, roof, HVAC, electrical systems, windows and insulation deserve particular attention in older housing stock.

How does Farmers Branch compare with newer DFW suburbs?

Farmers Branch has less greenfield land, more renter and multifamily housing, older single-family neighborhoods, direct DART service and stronger redevelopment potential. Its housing market is driven more by infill, renovation and location than large new subdivisions.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Farmers Branch and North Dallas

DFW Pics provides professional real-estate photography, floor plans, Zillow 3D Home tours, walkthrough video, virtual staging and FAA Part 107 aerial media across Dallas-Fort Worth.

Visit DFW Pics | View Media Packages & Pricing

Guide disclaimer: This guide is for general informational and marketing purposes and is not legal, tax, lending, appraisal, inspection or investment advice. Housing portals use different methodologies and time windows. Development plans can change. Verify taxes, school assignments, zoning, transit impacts, floodplain, HOA obligations, property systems and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.